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SPECIAL EXCEPTION CRITERIA RESPONSES

Project: Fire Station #20 / Special Exception Use – Cell Tower
Owner: St Lucie County Fire District
Parcel ID: 4315-804-0004-000-5

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

The proposed special exception use is to allow for a monopole tower on the subject parcel that has an vehicular access to the tower by authorized personnel for maintenance and operation purposes. The proposed use will not increase traffic that will impact adjacent roadways.

(B) Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

The proposed use will not require additional off-street parking and a 18' x 26' loading space is proposed in front of the cell tower. It will not create undue noise, glare, odor or other detrimental effects upon adjacent properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

The proposed use will require electric service only. No additional utilities will be required to service the proposed tower.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

The cell tower equipment will be screened by 8' high opaque white vinyl fence.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

The proposed monopole tower will not require illuminated lights that would impair or harm adjacent properties or traffic. There is no lighting or signage proposed for this project.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed area, as shown on the site plan is not interfering with any setbacks, landscape buffers or any easements.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

The proposed use is allowed as a SEU in the existing zoning district. The applicant demonstrated consistency with the requirement of the City's Land Development Code by completion of the SEU and Site Plan applications.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

The proposed tower does not create increased traffic, noise and health issues. Due to this, there will be no safety, welfare or convenience concerns by the approval of this to residents and the workers in the City

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

This request is for the approval of a monopole tower as a special exception to this zoning district. There are no proposed structures as part of this request so no hours of operation exist and increased traffic, noise or fumes will not be present.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

This 2.50-acre parcel has a MPUD zoning designation. Within this designation, wireless communication antennas and towers are allowed as a special exception use. As previously stated, there will be no noise, fumes or lights associated with this use

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

Acknowledged.

This concludes the responses to the Special Exception Criteria.
If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Peterka". The signature is written in a cursive style with a long, sweeping underline.

Vlada Peterka
Redtail DG